

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
November 22, 2005
7:30 P.M.**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: ROBERT ABBOTT MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

APPROVAL OF MINUTES

October 11, and October 25, 2005

[October 11, 2005 Minutes](#)

[October 25, 2005 Minutes](#)

PUBLIC HEARING

1. UP 05-007, A+ SPANISH ACADEMY, 3496 BUSKIRK AVENUE

The applicant is requesting approval of a use permit for a *personal improvement service* use in the form of a fine arts (language) academy. The proposed use will be operated in a 1,027 square foot tenant space located in the Lockwood Center office complex on the southeast corner of the intersection at Buskirk Avenue and Hookston Road. The property is zoned *PAO – Professional & Administrative Office*. Assessor's parcel number: 148-090-033.

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)
[Attachment G](#)

DISCUSSION ITEMS

1. UPDATE ON TRANSPAC ACTIVITIES AND REPRESENTATIVE DISCUSSION

Staff will give a brief update on the current and recent activities of TRANSPAC. The Commission will discuss the possibility of appointing a representative and alternate representative to attend TRANSPAC meetings. Appointments may be made.

2. PLANNING COMMISSION 2006 MEETING SCHEDULE

The Planning Commission will review and adopt the proposed regular meeting schedule for 2006.

[2006 Schedule](#)

3. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

4. REVIEW OF THE DRAFT AGENDA FOR A SPECIAL MEETING ON DECEMBER 6, 2005

The next meeting of the Planning Commission will be a special meeting on Tuesday, December 6, 2005. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a special meeting of the Planning Commission on December 6, 2005, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.

The next regular meeting of the Planning Commission will be on December 13, 2005, at 7:30 P.M.